The following paragraphs describe each land use designation used on the Land Use Diagram in terms of typical uses and how the designation is applied.

Agriculture (AG) (10, 20, 40, 80-160 acre minimum)

This designation identifies land for the production of food and fiber, including areas of prime agricultural soils, and other productive and potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses, or where potential conflicts can be mitigated. Typical land uses allowed include: crop production, orchards and vineyards, grazing, pasture and rangeland, hobby farms; other resource extraction activities; facilities that directly support agricultural operations, such as agricultural products processing; and necessary public utility and safety facilities. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farmworker housing.

Timberland (T) (10, 20, 40, 80-640 acre minimum)

This designation is applied to mountainous areas of the county where the primary land uses relate to the growing and harvesting of timber and other forest products, together with limited, low-intensity public and commercial recreational uses. Typical land uses allowed include: all commercial timber production operations and facilities; agricultural operations where soil and slope conditions permit; mineral and other resource extraction operations; recreation uses such as incidental camping, private, institutional and commercial campgrounds (but not recreational vehicle parks); and necessary public utility and safety facilities. Allowable residential development in areas designated Timberland includes one principal dwelling and one secondary dwelling per lot and caretaker/employee housing.

Greenbelt and Open Space (OS)

This designation is intended to identify and protect important open space lands within Placer County, including: national forest, Bureau of Land Management lands or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation, wilderness or wildlife/environmental preserves; sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses; areas providing buffers between different, potentially incompatible types of land use such as intensive agricultural operations and residential uses, hazardous areas and/or land uses and areas with concentrations of population, and residential areas and important community facilities that may be viewed as nuisances by residents, such as the Western Regional Sanitary Landfill; and areas intended to preserve community identity by providing separation between communities. Typical land uses allowed within Greenbelt and Open Space areas are limited to low-intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities.

Resorts and Recreation (REC)

This designation is applied to mountain, water-oriented, and other areas of existing and potential public and commercial recreational use, where such use can occur without conflict with surrounding rural and/or agricultural uses. Typical land uses allowed include: parks, camping facilities, ski and other resort facilities including residential, transient lodging, and commercial uses in support of such facilities, necessary public utility and safety facilities, and similar and compatible uses.

Water (W)

This designation identifies significant lakes, reservoirs, and other bodies of water; and when this designation is located adjacent to the Resorts and Recreation or commercial designations, areas suitable for the development and operation of water-oriented, public and private recreational and commercial uses and facilities. Typical land uses allowed include: parks and necessary public utility and safety facilities; and launching areas, marinas, and supporting commercial uses when the Water designation is applied adjacent to the Resorts and Recreation or commercial designations.

Rural Residential (RR)

This designation is applied to areas generally located away from cities and unincorporated community centers, in hilly, mountainous, and/or forested terrain and as a buffer zone where dispersed residential development on larger parcels would be appropriate, and compatible with smaller-scale farming and ranching operations. Typical uses allowed include: detached single-family dwellings and secondary dwellings; agricultural uses such as crop production and grazing, equestrian facilities, and limited agricultural support businesses such as roadside stands, farm equipment and supplies sales; resource extraction uses; various facilities and services that support residential neighborhoods, such as churches, schools, libraries, child care and medical facilities; and parks and necessary public utility and safety facilities.

Low Density Residential (LDR)

This designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 10,000 square feet to one acre. Typical land uses allowed include: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

Medium Density Residential (MDR)

This designation is applied within urban areas to single-family residential neighborhoods where some lower-density multi-family housing may also be appropriate. Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, smaller-scale multi-family dwellings (e.g., duplexes, triplexes and fourplexes), and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

High Density Residential (HDR)

This designation provides for residential neighborhoods of grouped or clustered single-family dwellings, duplexes, apartments, and other multiple-family attached dwellings such as condominiums. This designation is applied within urban areas where residential development will be near transportation corridors, downtowns, village centers, other major commercial centers, schools and community services. Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, all types of multi-family dwellings (e.g., duplexes, apartments, senior housing projects, etc.), and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

General Commercial (GC)

This designation identifies a variety of urban commercial areas including shopping districts, service commercial areas, office areas, and neighborhood-serving commercial centers. This designation is applied within urban areas where the commercial development will be near major transportation corridors, and within downtowns, village centers, or other major commercial areas or centers. Typical land uses allowed include: all types of retail stores, restaurants, and shopping centers (limited in extent where necessary to maintain compatibility with adjoining land uses, such as in a neighborhood commercial center), offices, service commercial uses, recreation, education, and public assembly uses, medical services, child care facilities, necessary public utility and safety facilities, and similar and compatible uses. Developments including multi-family dwellings as the primary land use or as part of a mixed-use project may also be allowed where appropriate.

Tourist/Resort Commercial (TC)

This designation provides for specialized commercial uses serving tourism and the travelling public. This designation is applied along major transportation corridors and at major recreational destinations such as ski areas and other types of resorts. Typical land uses allowed include: overnight lodging facilities of all types, retail services, food services, motorist and vehicle services, medical facilities, parks, churches, libraries and museums, necessary public utility and safety facilities, and similar and compatible uses.

Business Park/Industrial (BPI)

This designation provides for all types of manufacturing, assembly, storage and distribution, and research and development activities in settings ranging from campus-like business or industrial parks to heavy industrial areas. The specific types of allowable industrial activity will be determined by the appropriate community plan, specific plan, or zoning. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized. Typical land uses allowed include: all types of manufacturing and processing uses (limited where necessary to ensure compatibility between adjoining land uses), business support services, retail and service commercial uses necessary to support manufacturing and processing activities and their employees, necessary public utility and safety facilities, and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

Public Facility (PF)

This designation is applied to government-owned facilities and quasi-public facilities in a variety of rural and urban settings. The designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly-owned lands intended for development with public facilities. Typical land uses allowed include: government offices, service centers and other institutional facilities, schools, cemeteries, solid waste facilities, necessary public utility and safety facilities, landfills and other solid waste facilities, and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

LAND USE INTENSITY STANDARDS

In addition to characterizing land use designations according to types of allowable uses, the General Plan must, according to state law, specify for each land use designation standards of population density and building intensity.

Standards of building intensity for residential uses are stated in this General Plan in terms of 1) the

maximum number of dwelling units per net acre, 2) the allowable range of dwelling units per net acre, or 3) the number of principal dwelling units allowed per legal lot. Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per net acre by the average number of persons per dwelling unit, which for purposes of this General Plan is assumed to be 2.50.

Standards of building intensity for non-residential uses are stated in terms of maximum allowable floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and FAR of 0.25 would allow 2,500 square feet. The diagram below illustrates how buildings of one, two, and four stories could be developed on a given lot with an FAR of 1.00.

Various Building Configurations Representing a Floor Area Ratio of 1.00 on the Same Lot

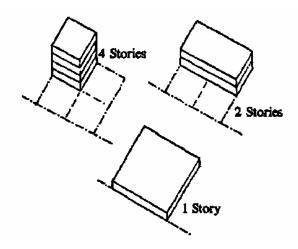


Table I-2 specifies for each land use designation the standards for minimum lot size, the allowable range, or maximum number, of dwelling units per net acre, and the maximum allowable floor-area-ratio for non-residential uses.

TABLE I-2

DEVELOPMENT STANDARDSby Land Use Designation

	DEVELOPMENT STANDARDS		
Land Use Designation	Minimum Lot Area	Range/Maximum DUs per Net Acre	Maximum Nonresidential FAR
Agriculture (AG)	10 acres	**	0.30
	20 acres	**	0.30
	40 acres	**	0.30
	80 to 160 acres*	**	0.30
Timberland (T)	10 acres	**	0.06
	20 acres	**	0.06
	40 acres	**	0.06
	80 to 640 acres*	0	0.06
Greenbelt and Open Space (OS)	5 to 160 acres*	**	0.02
Resorts and Recreation (REC)	1 to 160 acres*	**	0.30
Water (W)	n/a	0	0.20
Rural Residential (RR)	1 to 10 acres*	**	0.30
Low Density Residential (LDR)	10,000 sq.ft to 1 acre*	1-5 du	0.30
Medium Density Residential (MDR)	3,500 to 10,000 sq. ft.*	5-10 du	0.70
High Density Residential (HDR)	3,500 to 10,000 sq. ft.*	10-21 du	1.05
General Commercial (GC)	5,000 sq. ft.	21 du	2.00
Tourist/Resort Commercial (TC)	6,000 to 20,000 sq. ft.*	11-21 du	0.80
Business Park/Industrial (I)	10,000 sq. ft. to 5 acres*	0	1.80
Public Facility (PF)	n/a	0	n/a

^{*}Minimum lot size within range determined by zoning

IMPLEMENTATION OF LAND USE DESIGNATIONS

The land use designations used in this General Plan are intended to generally portray overall land use patterns throughout the unincorporated areas of the county rather than precisely define the specific land uses appropriate on each parcel of land. The land use policies and standards of the General Plan are implemented on a day-to-day basis through zoning, which imposes specific development standards on any proposed land use. Table I-3 shows the various zone districts of the Placer County Zoning Ordinance that can be used to consistently implement each land use designation used in the Placer County General Plan. In addition to these basic zone districts, a variety of combining zones described in the Zoning Ordinance may be used to implement the General Plan.

^{**}Only one principal dwelling allowed per lot

TABLE I-3

GENERAL PLAN LAND USE DESIGNATIONS AND CONSISTENT ZONING DISTRICTS

General Plan Land Use	Proposed Consistent Zoning	Existing Consistent Zoning
Designation	Districts	Districts
Agriculture (AG)	Agricultural Exclusive (AE)	Agricultural Exclusive (AE)
10, 20, 40, 80-160 ac. min.	Farm (F)	Farm (F)
111111.	Residential Agricultural (RA)	Agricultural Residential (AR)
	Open Space (O)	Combining Agricultural (-A) Open Space (O)
Timberland (T)	Forestry (FOR)	Forestry
10, 20, 40, 80-640 ac.	Timberland Production Zone (TPZ)	Timberland Preserve Zone (TPZ)
min.	Residential Forest (RF)	Forest Residential (FR)
	Open Space (O)	Open Space (O)
Greenbelt and Open	Open Space (O)	Open Space (O)
Space (OS)	Forestry (FOR)	Forestry
Resorts and Recreation	Forestry (FOR)	Forestry
(REC)	Resort (RES)	Open Space (O)
	Residential Single Family (RS)	Recreation & Forestry (RF)
	Residential Multi-Family (RM)	Single Family Residential, Tahoe (TR-1)
	Open Space (O) Water Influence (W)	Low Density, Multiple Residential, Tahoe (TR-2)
		Multiple Residential, Tahoe (TR-3)
		Water Influence (W)
Water (W)	Water Influence (W)	Water Influence (W)
Rural Residential (RR)	Farm (F)	Farm (F)
1-10 ac. min.	Residential Agricultural (RA)	Agricultural Residential (AR)
	Residential Forest (RF)	Forest Residential (FR)
	Open Space (O)	Open Space (O)
Low Density Residential	Residential Agricultural (RA)	Agricultural Residential (AR)
(LDR)	Residential Single Family (RS)	Single Family Residential (R-1)
10,000 sq. ft. to 1 acre		Single Family Residential, Tahoe (TR-1)
min.		Combining Density Limitation (-DL)
Medium Density	Residential Single Family (RS)	Single Family Residential (R-1)
Residential (MDR)	Residential Multi-Family (RM)	Medium Density Multiple Residential (R-2)
3,500 to 10,000 sq. ft.	Combining Density Limitation (-DL)	High Density Multiple Residential (R-3)
min.		Residential Professional (R-P)
		Single Family Residential, Tahoe (TR-1)
		Low Density Multiple Residential, Tahoe (TR-2)
		Multiple Residential, Tahoe (TR-3)
		Combining Timeshare (-TS)
		Combining Mobile Home (-T)
		Combining Duplex
		Combining Density Limitation (-DL)
High Density Residential	Residential Multi-Family	Medium Density Multiple Residential (R-2)
(HDR)	Combining Density Limitation (-DL)	High Density Multiple Residential (R-3)

General Plan		
Land Use Designation	Proposed Consistent Zoning Districts	Existing Consistent Zoning Districts
3,500 to 10,000 sq. ft.	Districts	Residential Professional (RP)
min.		Single Family Residential, Tahoe (TR-1)
		Low Density Multiple Residential, Tahoe
		(TR-2)
		Multiple Residential, Tahoe (TR-3)
		Combining Timeshare (-TS)
		Combining Mobile Home (-T)
		Combining Duplex
		Combining Density Limitation (-DL)
General Commercial	Commercial Planned Development	Neighborhood Shopping Center (SC)
(GC)	(CPD)	Neighborhood Commercial (C-1)
5,000 sq. ft. min.	Neighborhood Commercial (C-1)	General Commercial (C-2)
	General Commercial (C-2)	Heavy Commercial (C-3)
	Heavy Commercial (C-3)	Highway Service (HS)
	Highway Service (HS) Office and Professional (OP)	Residential and Professional (RP)
	Office and Professional (Of)	Combining Commercial Reserve (-CR) Motel District, Tahoe (TR-4)
Tourist/Resort	Highway Service (HS)	Highway Service (HS)
Commercial (TC)	Motel (MT)	Motel District, Tahoe (TR-4)
6,000 to 20,000 sq. ft.	Resort (RES)	Recreation & Forestry (RF)
min.	Resort (RES)	Combining Timeshare (-TS)
		Combining Commercial Reserve (-CR)
Business Park/Industrial	Airport (AP)	Airport (APT)
(BPI)	Business Park (BP)	Limited Industrial (C-4)
10,000 sq. ft. to 5 acres	Industrial (IN)	Industrial (M)
	Industrial Park (INP)	Industrial Park (MP)
		Industrial Reserve
		Combining Industrial Reserve (-IR)
Public Facility (PF)	Any zoning classification	Any zoning district
Specific Plan Area	Various	Combining Development Reserve (-DR)
111.C 1.D1 T 1	Development Reserve (DR)	
All General Plan Land	Combining Agriculture (-AG)	Combining Building Site (-B)
Use Designations:	Combining Aircraft Overflight (-AO)	Combining Limited Use (-L)
	Combining Building Site (-B) Combining Conditional Use Permit	Combining Mineral Reserve (-MR) Combining Special Purpose Zone (-SP)
	(-UP)	Unclassified (U)
	Combining Design Review (-Dc, -Ds,	Combining Design Review (-Dc, -Ds,
	-Dh)	-Dh)
	Combining Development Reserve (-DR)	Land Use Intensity (LUI)
	Combining Flood Hazard (-FH)	Combining Traffic Limitation (-TL)
	Combining Geological Hazard (-GH)	
	Combining Mineral Reserve (-MR)	
	Combining Planned Residential	
	Development (-PD)	
	Combining Traffic Management (-TM)	
	Combining Special Purpose Zone (-SP)	